

OFFICIAL MINUTES SEPTEMBER 23, 2015
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING

7:00PM

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Matt Schwartz	X		

OTHERS PRESENT: Planner Andie Ruggera, Planning Technician Michelle Spain,

I. CALL TO ORDER AT 7:01 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. PUBLIC HEARING AND POSSIBLE ACTION – TEXT AMENDMENT, ZA 15-3, SUBMITTED BY STEVE WESTBAY, DIRECTOR OF COMMUNITY DEVELOPMENT, REQUESTING A MAJOR CHANGE TO A PUD APPLICATION, TO AMEND TABLE 10.1: INDUSTRIAL MODIFIED DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS, TO INCLUDE A MUSEUM AS A PERMITTED USE WITHIN THE GUNNISON RISING PUD DEVELOPMENT STANDARDS

Open Public Hearing. Chair Larson opened the public hearing at approximately 7:03 p.m.

Proof of publication. Proof of publication was entered into the record.

Review of the Process. Planner Ruggera reviewed the process of a Text Amendment application ZA 15-3, to amend Table 10.1: Industrial Modified District permitted uses and parking space requirements, to include a museum as a permitted use within the *Gunnison Rising PUD Development Standards*.

The request is to amend table 10.1, to add museums as a permitted use and adjust the parking requirements.

Commissioner Ferchau asked what the intended structure would be for this parcel. Ruggera responded that they may put some older heavy equipment for display, or possibly another building.

Discussion continued on the current parking at the City ball fields. Parking in general for the museum area was discussed. Access and the future dog park were reviewed. Currently 14 cars could possibly park in this area. Staff and visitor numbers need to be analyzed and recommendations will be determined by the Community Development Director.

Public Input. No comments were received.

Staff Presentation. There are eight (8) pages of purposes, standards and criteria with no conflict listed on all. On page 7, number 6 “Off Street Parking” will be modified by Ruggera.

Commission Discussion. None

Close Public Hearing: 7:17 p.m.

Commissioner Tocke moved, Commissioner Niemeyer seconded, to recommend approval to City Council of a Text Amendment application ZA 15-3, to amend Table 10.1: Industrial Modified District permitted

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uses and parking space requirements, to include a museum as a permitted use within the *Gunnison Rising PUD Development Standards*, based on the following findings of fact:.

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*, *Gunnison Rising Annexation Agreement* (December 3, 2009), the *Supplement to Annexation Agreement*, and the *Gunnison Rising PUD Development Standards*.
2. The Planning and Zoning Commission finds that the *Gunnison Rising PUD Development Standards* (November 2009) were approved by City Council and recorded with the Gunnison County Clerk and Recorder in association with the Gunnison Rising Annexation.
3. The Planning and Zoning Commission finds that a major change to a PUD may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.
4. The Planning and Zoning Commission finds that the request is to amend Table 10.1, Industrial Modified District Permitted Uses and Parking Space Requirements to include museums as a permitted use.
5. The Planning and Zoning Commission finds that the proposed amendment does not alter the purposes of a PUD (*LDC*, Section 10.7 A.) and zoning previously reviewed and approved by City Council.
6. The Planning and Zoning Commission finds that a museum use is appropriate and compatible with other permitted uses within the IM District.
7. The Planning and Zoning Commission finds that community benefits are increased as a result of this Major Change because the Pioneer Museum will be able to expand their operation that is an attraction for tourism, provides community education and helps to enhance the City's entrance.
8. The Planning and Zoning Commission finds that Richard Bratton, representing the Gunnison Valley Partners, L.L.C., stated that they fully support this Major Change.
9. The Planning and Zoning Commission finds that based on the findings cited above, the approval of this Major Change will not be a detriment to the community's health, safety and welfare.

Roll Call Yes: Beda, Cave, Ferchau, Larson, Schwartz, Niemeyer, and Tocke

Roll Call No:

Roll Call Abstain:

Motion carried

IV. UNSCHEDULED CITIZENS There were none

V. CONSIDERATION OF THE SEPTEMBER 9, 2015 MEETING MINUTES.

Commissioner Cave moved and Commissioner Schwartz seconded, to approve the September 9, 2015 meeting minutes with corrections completed.

Roll Call Yes: Beda, Larson, Niemeyer, Tocke, Schwartz and Cave

Roll Call No:

Roll Call Abstain: Ferchau, he was not present for this meeting.

Motion carried

VI. COUNCIL UPDATE. Councilman Schwartz started his review.

- Two (2) Marijuana applications have been set for public hearing on October 13, 2015.
- Ordinance #12 Refinancing the City Park and Recreation Fund Sales and Use Tax Revenue Bonds passed, 2nd Reading.
- Change of ownership of the cable franchise was approved.
- Required report on the fireman pension fund was submitted and reviewed.
- Actuary report showed the fund is healthy.
- Ditches will be turned off Oct 5th.
- Dan Buffington retirement approved.
- The Good Neighbor Program has commenced.
- Nuisance code was discussed.
- Observatory closed for the season.
- Report on the RTA meeting was reviewed.
- Need a vendor to run the airport restaurant.
- Air fares were down, but there was still an 80% load factor for July.
- New busses are on order for the RTA.
- Housing Authority complex in Crested Butte is a full three (3) weeks behind schedule.
- Schwartz attended a meeting at the County Planning Commission on the past Friday. He attended the public hearing on the Brighton Hospitality Group LLC adding commercial storage units east of town. Schwartz voiced concerns he had as a result of attending that meeting. The County review of the units that are in question showed adequate buffering. This application was approved. Schwartz encouraged the staff to assist more in the review of these 3-Mile applications. Schwartz also stated that this commission needs to attend the site visits.
- Strategic planning workshop was finalized, now staff will commence the budgets.

VII. COMMISSIONER COMMENTS.

- Commissioner Ferchau indicated that WSCU's enrollment is up for both new and returning students. Housing issues were discussed. Some employers are taking the responsibility to include housing for their employees.

VIII. PLANNING STAFF UPDATE. Planner Ruggera provided an update on recent Community Development activities.

- Map submitted showing the Conditional Use activity from 2002 to present with the current status of each approval.
Cave asked about the expiration requirements and when is the timing started on conditional uses. Ruggera responded that after a year if the facility is not re-started with the same use it would expire.
- Further discussion on conditional uses in various zoned districts. Buffer areas were also discussed.
- Schwartz commented on the condition of the old tower. From the prior application that was presented, decreasing the height of this item allowed them to further use it on site in a safe manner.
- Working on the next phase of the Comprehensive Plan. Hopefully the first draft will be ready by the second meeting in October.
- Budget work is continuing.
- LDC parking surfaces were discussed as far as under 8 spaces. These areas allow for un-paved spaces. Is this something that needs to be changed? Discussion ensued. What is the cost for this type of project? Ruggera will get an estimate. Currently this would be for new development only.

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IX. ADJOURN. 8:01

Attest:

Greg Larson, Chair

Michelle Spain, Secretary